

Public Housing and Community Development
FY 2014 RFA - Surtax

Binder Number	Agency Name	Activity Title	Activity Category	Application Activity Description	District Activity is Located	District Serving	NRSA Located	NRSA(s) Serving	FY 2014 Funding Amount Requested	Average Score	Preliminary Feasibility Recommendation (PFR)	Staff Recommendations	Commissioner
14-37	RUDG- The Commons, LLC	RUDG-The Commons, LLC- 2014	Housing	New construction of 24 garden apt with 9 county assisted located at NW corner of 207 street and NW 27 Ave Miami Gardens	1	1	n/a	n/a	\$718,650	100.00	Yes		
14-30	Pearl Apartments, Ltd.	Pearl New Construction Housing 2014	Housing	The Pearl New Construction Project will consist of 50 one bedroom units and 50 two bedroom apartment homes. The new building will be placed in a community with extensive amenities and a newly constructed high rise building and covered parking. It is located at the SW corner of NW 34th Street and NW 17th Ave in Miami, FL. All units will be set aside for residents that make 60% or less of the AMI and 10% of the units will be set aside for residents that make 28% or less of the AMI. It will be a development for seniors in walking distance of the Metrorail station, parks, community center, a library, grocery and other retail stores.	3	3	n/a	n/a	\$2,825,000	100.00	No		
14-49	Villa Capri II Associates, Ltd.	New construction of 117 townhouses - 2014	Housing	New construction of 117 townhouses, SW 280 St and SW 145 Ave	9	9	n/a	n/a	\$1,775,000	97.00	No		

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14-13	Coquina Place Associates, Ltd.	Coquina Place - 2014	Housing	New construction of 96 multi-family apartment units at 11293 SW 216th St .	9	9	n/a	n/a	\$3,360,000	97.00	Yes		
14-38	San Marino Associates, LTD	San Marino 2014	Housing	New construction of a 172 unit Garden Apartment with 42 county assisted units located at SW 256th Street and SW 137th Avenue, homestead	9	9	n/a	n/a	\$6,020,000	97.00	Yes		
14-14	Claude Pepper Preservation Phase One, LLC	The Claude Pepper Preservation Phase One - 2014	Housing	The Claude Pepper Preservation Phase One project located at 750 NW 18 Terrace Miami, Florida is a preservation and rehabilitation project.	3	3	n/a	n/a	\$6,637,699	95.00	Yes		
14-05	Biscayne River Village I, LLC	Biscayne River Village I - 2014	Housing	New construction of 80 units of multi-family apartments at 395 NW 1st Street.	5	5	n/a	n/a	\$1,600,000	95.00	No		
14-45	Superior Manor Apartments, LLC	Superior Manor Apartments, LLC	Housing	New construction of 139 unit development with 24 county assisted located at 5155 NW 24 Avenue	3	3	n/a	n/a	\$4,170,000	95.00	No		
14-39	Smathers Preservation Phase One, LLC	Smathers Preservation Phase One-2014	Housing	Rehab of a 182 High rise Development that 57 units will be county assisted located at 915 SW 30 Ave; 2970 SW 9 Street and 1040 SW 29 Court	7	7	n/a	n/a	\$7,279,230	95.00	No		

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14-26	Lyric Housing Ltd.	New Construction Housing 2014	Housing	The Plaza at the Lyric will consist of 158 affordable units, including 33 one bedroom, 79 two bedroom and 46 three bedroom apartment homes. The building will be a newly constructed High Rise located on the NW corner of 9th street and NW 2nd Ave All units will be set aside for residents make less than 60% or less of the AMI. It will be in walking distance from the Metrorail station, local schools, the Lyric Theatre, parks and retail shops.	3	3	n/a	n/a	\$2,780,000	95.00	No		
14-18	Golfside Villas Preservation, LLC.	Golf side Villas	Housing	Golf side Villas project proposes to acquire and rehab a 194 unit building, including but not limited to energy star appliances, more efficient HVAC, water, heater and lighting. Project amenities include a clubhouse, business center, fitness center, swimming pools, tennis court, laundry facilities, gated entry and a playground.	13	13	n/a	n/a	\$3,000,000	94.00	No		
14-07	Brickell View Terrace Apartments, Ltd.	Brickell View Terrace Apartments - 2014	Housing	New construction of 125 multi-family apartment units at SW 10th Street and SW 1st Avenue, Miami, FL.	5	5	n/a	n/a	\$2,000,000	94.00	Yes		

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14-43	Stirrup Plaza Phase Two, LLC	Stirrup Plaza Phase Two-2014	Housing	New construction of a 100 unit High rise with 39 county assisted units located at 3127 SW 37 avenue Miami	7	7	n/a	n/a	\$6,621,122	90.00			
14-04	AMC HTG 1, LTD.	Courtside Family Apartments - SURTAX Gap Financing Application - 2014	Housing	New construction of six-story midrise development with 84 units at 1600 NW 3rd Avenue.	3	3	n/a	n/a	\$1,750,000	90.00			
14-40	Smathers Phase Two, LLC	Smathers Phase Two- 2014	Housing	Redevelopment of a high rise located approx 200 feet North of SW 11 Street on the East Side of SW 30 Avenue	7	7	n/a	n/a	\$8,922,468	90.00			
14-34	River Oaks Partners, Ltd	River Oaks 2014	Housing	Development site is 501 NW 5th Avenue, Florida City folio 17-7824-000-0680 a 160 Garden Apartment units for rehab	9	9	n/a	n/a	\$2,700,000	90.00			
14-47	Three Round Tower Phase One, LLC	Three Round Tower Phase One-2014	Housing	New Construction of 130 unit development with 54 county assisted units located at 2920 NW 18 avenue, Miami.	3	3	n/a	n/a	\$9,099,586	90.00			
14-42	ST John Plaza Apartments, LLC	St John Plaza-2014	Housing	New construction of a 90 u unit high rise development with 11 county assisted units located at 1301 NW 3rd Avenue, Miami	3	3	n/a	n/a	\$2,700,000	90.00			

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14-19	Haley Sofge Preservation Phase One, LLC.	Public Housing Preservation/ Rehabilitation	Housing	Phase One of the Haley Sofge Development shall be a mix finance development consisting of the rehabilitation of one building totaling 240 public housing units in a rental phase located at 800 NW 13 Ave, Miami Fl. All units will continue to be set aside as public housing units.	5	5	n/a	n/a	\$15,028,407	90.00			
14-50	The Village Miami Phase I, LTD	The Village Apartments -2014	Housing	150 high rise new construction housing development, 6886 NW 7 Avenue	3	3	n/a	n/a	\$4,000,000	90.00			
14-32	Pinnacle Paradise, LLC.	Pinnacle Paradise 2014	Housing	Pinnacle Paradise is a multi-family development consisting of 90 units. The development is conveniently located within a mile from the Santa Clara Metrorail station, giving residents easy access to public transportation. All units will serve residents with 60% or below the AMI. Unit sizes range from 1bd/1bth, 2bd/2bth and 3bd/2bth. Project features and amenities include a gym, community room, covered picnic area library and computer lab.	3	3	n/a	n/a	\$5,000,000	90.00			

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14-33	Pinnacle Housing Group, Inc.	Pinnacle Oasis-2014	Housing	The project is a multi family 90 unit development located within a mile form the Santa Clara Metro rail station. The Co- Developer is the Collaborative Development Corporation Folio # 01-3125-060-0010	3	3	n/a	n/a	\$5,000,000	90.00			
14-31	Pelican Cove Associates, LTD	Pelican Cove Apartments 2014	Housing	This is a new construction project located in Miami Gardens, FL at NW 25th Ave and NW 185 Terr. Planned 112 unit building with a proposed total set aside of 100% county-assisted units.	1	1	n/a	n/a	\$2,500,000	90.00			

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14-23	Keys Crossing, Ltd.	Keys Crossing	Housing	<p>Keys Crossing is a 100 unit garden style community located in the Naranja area of Miami-Dade County, located at the NW corner of SW 258th Lane and SW 43rd Avenue, Miami-Dade County, Florida. Keys Crossing will have two, three, and four bedroom units. The entire project will be Green Certified upon completion, compliant with National Green Building Standards (NGBS) guidelines or one of the other standard Green certification programs described in Miami-Dade 2014 RFA application.</p> <p>Unit s will be set aside for families earning 60% or less of the area mean income (AMI). Furthermore the applicant is committing setting aside 10% or 10 units for extremely low income individuals of families earning 33% or less of the AMI. This is a joint entire between a non-profit developer, Affordable Housing Solutions for Florida, Inc., and Landmark Development Corp.</p>	8	8	n/a	n/a	\$7,700,000	90.00			

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14-52	Willow Lake Associates, Ltd.	Willow Lake	Housing	New Construction Willow Lake is a 121- unit townhouse community located in the City of Miami Gardens on a Vacant infill land. Located along NW 202th Terrace	1	1	n/a	n/a	\$12,000,000	90.00			
14-01	Altera Associates, Ltd.	John and Anita Ferguson Senior Residences - 2014	Housing	New construction of 79 garden style apartments at 11001 Pinkston Drive.	9	9	n/a	n/a	\$2,200,000	90.00			
14-36	Robert King High Preservation Phase One, LLC	Robert King High Preservation Phase One-2014	Housing	Rehab of High Rise (elderly) of 315 units located at 1403 NW 7 street	7	7	n/a	n/a	\$19,512,594	90.00			
14-09	Caribbean Village, Ltd.	Caribbean Village - 2014	Housing	New construction of 85 elderly apartment units at SW 200th Street (aka Caribbean Blvd) and the NW corner of the intersection of SW 200th Drive and SW 200th Street.	9	9	n/a	n/a	\$4,000,000	89.20			

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14-17	Gibson Center, LLC.	Gibson Center	Housing	Gibson Center is an elderly development consisting of 56 units located on Grand avenue in Coconut Grove. The development is conveniently located within 1/2 mile from the Douglas Metrorail Station giving residents easy access to public transportation making it a true "Transit Oriented Development." All units will serve families earning 60% or below median income. Unit sizes will include one bedroom/one bath and two bedroom/two baths.	7	7	n/a	n/a	\$1,500,000	85.00			
14-24	Tower Road Gardens, Ltd.	La Joya Apartments 2014	Housing	La Joya Apartments will consist of 150 apartments; 12 - 1bd/2bth, 96 - 2bd/2bth and 42 3bd/2bth in both two and three story buildings. They will include amenities such as a club, pool and laundry facilities. The project will reserve 15.3% of the apartments for households 30% or less of the area mean income (AMI), remaining units will be reserved for families earning 60% or less AMI.	9	9	n/a	n/a	\$1,855,000	85.00			

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14-53	Vineyard Apartments, Ltd. 2014	The Vineyard	Housing	New construction family development 70 affordable units with 20 one bedroom, 30 two bed room and 20 three bedroom apartment homes located of 17th Ave	3	3	n/a	n/a	\$7,000,000	85.00			
14-46	Tacolcy Economic Development Corporation, Inc.	Edison's Terraces Apartments-2014	Housing	Rental rehab of 120 Unit (2) high risers with all 120 units county assisted located at 655 NW 56 St and 675 NW 56 Street Miami	3	3	n/a	n/a	\$3,525,000	83.00			
14-15	Eureka Commons, LTD.	Eureka Commons - 2014	Housing	New construction Eureka Commons is 100 unit mid rise located in the Perrine area of Miami Dade County, located at the SW corner of SW 184th Street(Eureka Dr.) and Homestead Avenue,, Miami-Dade County, Florida.	9	9	n/a	n/a	\$10,000,000	80.00			
14-28	Metro South Senior Apartments Limited Partnership	Affordable Multi-Family Development 2014	Housing	Metro South Senior Apartments will be a 91 unit senior development located at 6101 Sunset Drive within the City of South Miami. The site's location is located within a quarter mile of many amenities such as shopping, recreation and hospitals. It is also located within 1000 of a Metrorail station, making it ideal for seniors. The modern styled building will have outstanding amenities and many energy efficient features.	7	7	n/a	n/a	\$788,000	80.00			

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14-10	Carrfour Supportive Housing, Inc.	Rivermont House - 2014	Housing	Rehabilitation of 76 garden apartment units at 789 NW 13th Avenue, Miami, FL.	5	5	n/a	n/a	\$859,157	79.60			
14-11	Carrfour Supportive Housing, Inc.	Del Prado Gardens - 2014	Housing	Rehabilitation of 32 multi-family units at 18010 NW 39th Court, Miami, FL.	1	1	n/a	n/a	\$514,304	79.60			
14-29	Overtown Development Group, Inc.	New Arena Gardens	Housing	Arena Gardens is a Low Income Tax Credit apartment project which consists of five buildings with a total of 65 units. It is located in the Overtown Parkwest neighborhood (4 buildings with five units) and in the new CRA expansion area (1 building with 20 units). The plan is to rehab the units with upgrades that are part of the Green Initiative to promote a lower consumption of energy, with new high energy efficient appliances, AC units, water heaters, plumbing, impact windows, new roofs and wall insulations.	5	5	n/a	n/a	\$2,500,000	69.20			
14-12	Osprey Apartments, LLC.	Liberty Village Apartments - 2014	Housing	New construction of 72 units of multi-family apartments at 5329 NW 17th Avenue and 1620 NW 54th Street, Miami, FL.	3	3	n/a	n/a	\$9,070,000	64.00			

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14-25	Little Haiti Housing Association, Inc. 2014	Rehabilitation of Villa Jardin 2	Housing	Project plans include the rehabilitation of Villa Jardin located at 122 NE 78 St. The vacant property will be completely gutted to bring it up to code and eliminate blight in the community. It will provide 6 affordable housing units to tenants at or below 50%-80% AMI. This will be a walk up style townhouse with 2 flat units on the first floor and four 2 story townhouses on the second and third floors. It will include upgraded amenities and one parking space per tenant.	3	3	n/a	n/a	\$284,000	59.00			
14-06	Blue Heaven Villas, LLC	Multi-Family Development - 2014 SURTAX Application	Housing	New construction of 106 units of multi-family garden apartments at 717 Lucy Street, Florida City, FL.	9	9	n/a	n/a	\$2,000,000	54.80			

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14-20	Homestead Plaza, Acquisition, LLC.	Homestead Plaza Apartments	Housing	Homestead Plaza Apartments is a 28 unit development located in Homestead FL. The property contains one 1-bedroom, twenty-three 2-bedroom and four 4-bedroom units in a garden apartment complex. The property which will be acquired using SURTAX funds, will make affordable housing available for applicants that are 33% or below the area median income. Remaining units will be set aside for households earning at or below 60% of the area median income. The development will be upgraded in to include energy efficient appliances and fixtures along with painting, a car area and several other improvements.	8	8	n/a	n/a	\$840,000	39.00			

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14-22	Miami-Dade Housing Finance Authority	Miami-Dade Housing Finance Authority 2014	Housing	The Housing Finance Authority of Miami-Dade County, (HFA) is releasing a Request for Information, (RFI) to interested and qualified developers, to gauge the level of interest and simultaneous development potential of approximately 26 non-contagious vacant parcels of land located within District 1 in the City of Opa Locka in a distressed area known as "The Triangle" and recently named "Magnolia North." These available parcels are former public housing properties subject to disposition from USHUD to the HFA.	1	1	n/a	n/a	\$500,000	2.00			
SURTAX Total Amount Requested:									\$192,135,217				